

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number AMY L. GOLDMAN, State Bar No. 134088 HAN K. LEE, State Bar No. 221888 LEWIS BRISBOIS BISGAARD & SMITH LLP 221 N. Figueroa St., Suite 1200 Los Angeles, CA 90012 T: 213-250-1800 F: 213-250-7900	FOR COURT USE ONLY FILED 2004 AUG 18 PM 1:14 JOHN D. GILBERT, CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY <i>JM</i> DEPUTY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO.: LA04-12017-MT
In re: FRANCIS JOSEPH DILLON III, <div style="text-align: right;">Debtor(s).</div>	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 29, 2004	Time: 10:00 a.m.
Location: 255 East Temple Street, Courtroom 1675, Los Angeles, California 90012	

Type of Sale: Public: Private: Last date to file objections: September 15, 2004

Description of Property to be Sold: Parcel of residential real property located at 2702 Elkport Street, Lakewood, California 90712.

Terms and Conditions of Sale: On an "as is" and "where is" basis. Offer subject to overbid at the hearing on the Sale Motion.

Proposed Sale Price: \$440,000.00 subject to overbid.

Overbid Procedure (If Any): See attachment.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

William Friedman
Coldwell Banker
7231 W. Manchester Avenue
Los Angeles, CA 90045
Telephone number 310-670-2080; Fax number 310-836-4720

Date: August 16, 2004

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including the Buyer) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to the Trustee in the amount of \$13,200.00. The \$13,200.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property;

c. The bidding for the Subject Property shall begin at \$445,000.00 with overbids being made in minimal increments of \$1,000.00; and

d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within fourteen (14) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyer is not the successful bidder of the Subject Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.